



City of Rocklin

Redevelopment Citizens Advisory Committee Minutes of Regular Meeting

January 13, 2006

Chairman Jerry Mitchell called the regular meeting to order at 7:07 AM in the Rocklin City Hall conference room.

Committee members present were Jerry Mitchell, Chair; Dean Bender, Gordon Havens, and Warren Jorgensen. Staff members present were Rob Braulik, Assistant City Manager; and Rhona Wu, Secretary. Carlos Urrutia, Executive Director, was absent.

Approval of Minutes

Dean Bender made a motion to approve the minutes of November 18, 2005 regular. Warren Jorgensen seconded the motion. Motion unanimously approved.

Review of 2005 Annual Report

Rob reported to the Committee the 2005 Annual Report highlighting the blight progress report, property progress report, development update and Downtown Rocklin Plan. There were no housing projects completed in 2004-2005. The blight progress report shows the following projects undertaken by the Agency in the past year – Pacific Street/Midas Avenue; Rocklin Road/I-80 Landscape project; Rocklin Train Depot, and the Safe Routes to School Phase III, Priority Area 1 project. The property progress report showed no land acquisitions during 2004-2005.

Rob reported that the Granite Drive developments are doing well with more boat and car dealerships planned and opening in the area. The Plumbery will be leasing space.

Warren Jorgensen made a motion to forward the 2005 Annual Report to the Redevelopment Agency for review after the auditor's final report is finalized. Dean Bender seconded the motion. Motion unanimously approved.

Rocklin Downtown Plan Discussion

Rob reported to the Committee the presentation given by RBF Consulting at the Downtown Plan Committee meeting on January 11. The conceptual Downtown Plan was considered and forwarded to the City Council/Planning Commission for their review at the January 31 workshop. The Downtown Plan Committee's work is complete. The conceptual plan will be referred to the Community Development Department to be incorporated into the General Plan Draft Update EIR to be adopted in November/December 2006. Rob asked the Committee to provide any comments they have on the Conceptual Downtown Plan if possible, prior to the January 31st meeting.

Rob presented the Vision Plan to the Committee and reported on the four catalyst mixed-use development sites

1. Midas Ave/Pacific Street corner on the northwest side, 6.6 acres
2. Pacific Street and Grove Street ("Coker" property), 9 acres
3. Rocklin Road and South Grove Street site, 13 acres
4. Rocklin Road and Pacific Street city block with Bush Street serving as the project Southern boundary

Rob reported that the core downtown area is Pacific Street. No parking structures will be allowed on the east side of the street to ensure a buffer next to the residential neighborhood. The consultants suggest the library be located in the Civic Center area. There was a concern that more parking will be needed for events at Finn Hall and at the Civic Center area, and Rob discussed alternative parking solutions.

Jerry Mitchell noted that it was important to make the streets transit-friendly for pedestrians – having cut-outs at logical places. There will be more frequent bus services in the area. Light rail was not being considered in the area due to the enormous costs.

Other Business

Rob mentioned that the Committee should consider who will fill in as the new Chair at the next meeting. A fifth committee member (business rep.) is needed. The City Annual Report to the Committee was handed out. The annual report is not in calendar format this year. The e-Biz newsletter winter 2006 issue was also handed out.

Future Agenda Items

- New Chair

The meeting was adjourned at 8 AM

Minutes were taken and subscribed by Rhona Wu, Secretary